

Authority: Local Planning Appeal Tribunal Decision/Order issued on July 23, 2019, and Ontario Land Tribunal Decision/Order issued on November 22, 2021, with respect to Tribunal Case PL170651

CITY OF TORONTO

BY-LAW 484-2022 (OLT)

To amend Zoning By-law 569-2013, as amended, with respect to the lands known municipally in the year 2019 as 11 Newton Drive.

Whereas the Local Planning Appeal Tribunal, by its Decision and Order issued on July 23, 2019, and the Ontario Land Tribunal, by its Decision and Order issued on November 22, 2021 with respect to Tribunal Case PL170651, approved amendments to Zoning By-law 569-2013, as amended, with respect to the lands; and

Whereas the Ontario Land Tribunal has the authority pursuant to Section 34 of the Planning Act, R.S.O. 1990, c. P. 13, as amended, to pass this By-law; and

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the Planning Act; and

Therefore, pursuant to the Decision and Order of the Local Planning Appeal Tribunal in Tribunal Case PL170651 issued on July 23, 2019, and the Decision and Order of the Ontario Land Tribunal issued on November 22, 2021, Zoning By-law 569-2013, as amended, is further amended so that it reads:

1. The lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to this By-law.
2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law 569-2013, Chapter 800 Definitions.
3. Zoning By-law 569-2013, as amended, is further amended by adding the lands shown on Diagram 2 attached to this By-law, to the Zoning By-law Map in Section 990.10, and applying the zone label "RD(f12.0; a370)(x671)", as shown on Diagram 2.
4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.3.10 Exception Number 671 so that it reads:

Exception RD (671)

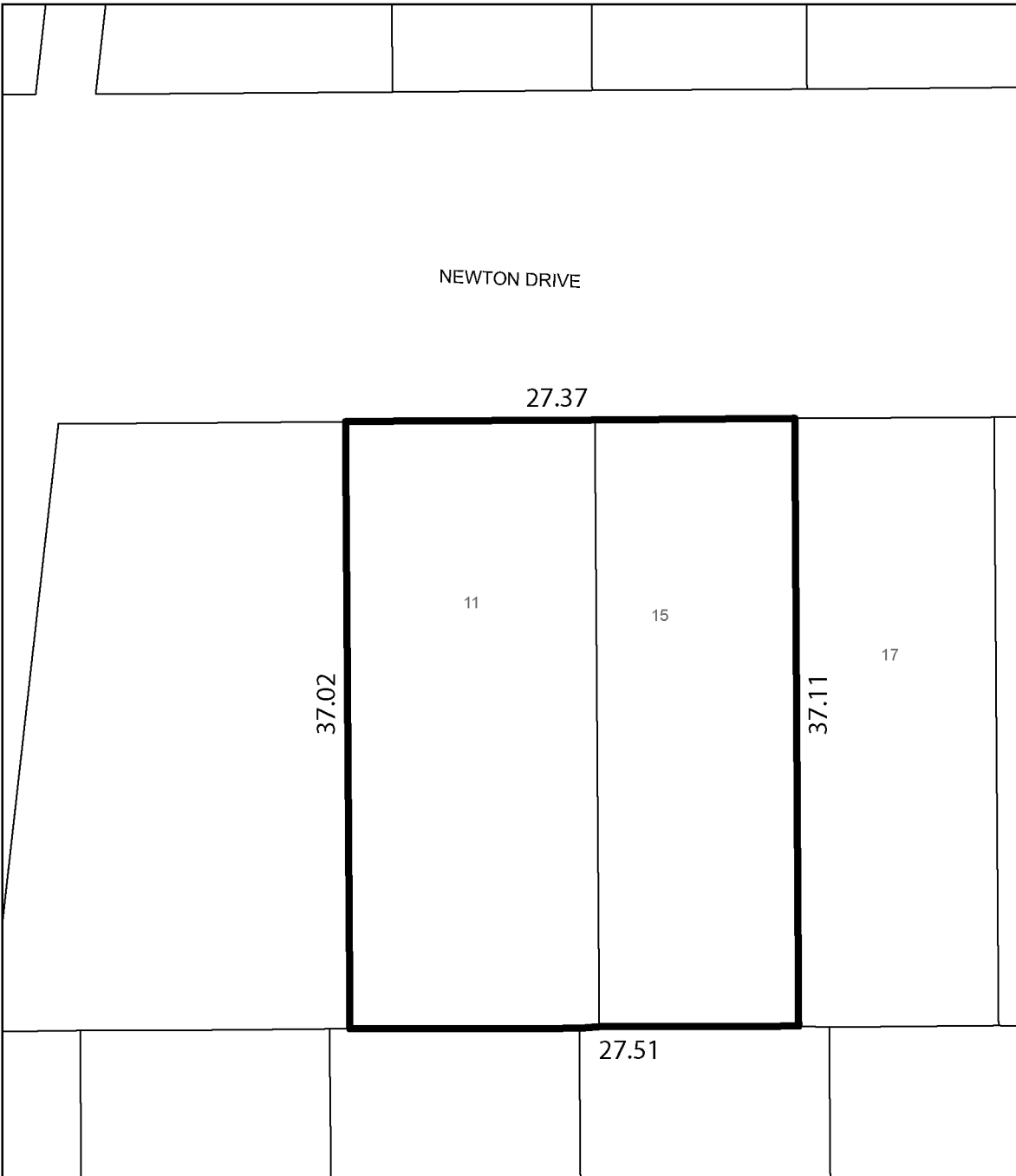
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) In addition to the uses listed in Clause 10.20.20.10, a medical office is a permitted use;
- (B) The permitted maximum **gross floor area** is 585 square metres. Regulation 10.5.40.70(1) with respect to **front yard setback** averaging does not apply. Despite Clause 10.20.40.70, the required minimum **setbacks** are:
 - i. 5.12 metres for the **front yard setback**;
 - ii. 15.58 metres for the **rear yard setback**;
 - iii. 6.09 metres for the west **side yard setback**; and
 - iv. 1.73 metres for the east **side yard setback**;
- (C) Regulation 10.5.50.10(3) with respect to **rear yard soft landscaping** does not apply;
- (D) A lot with a **building** containing a medical office may have an **ancillary** outdoor area used for parking in the **rear yard**;
- (E) Regulation 10.5.80.1(2) with respect to **ancillary** outdoor area for parking, does not apply;
- (F) Despite Table 200.5.10.1, a minimum of 10 **parking spaces** must be provided and maintained on the **lot**; and
- (G) Despite Clause 220.5.10.1, a minimum of one Type "C" **loading space** is required.

Prevailing By-laws and Prevailing Sections: (None Apply)

Pursuant to the Local Planning Appeal Tribunal Decision/Order issued on July 23, 2019, and Ontario Land Tribunal Decision/Order issued on November 22, 2021, with respect to Tribunal Case PL170651.



 **TORONTO**
Diagram 1

11 Newton Drive

File # 15 140421 NNY 24 OZ

